

Know all Men by these Presents,**014498****That**

We, GERALD J. HART and MAE M. HART, husband and wife, both of Waterville, in the County of Kennebec, and State of Maine,

in consideration of One dollar and other valuable consideration

**NO TRANSFER
TAX PAID**

paid by TODD F. HART and CAROL L. HART, husband and wife, both of Winslow, in the County of Kennebec, and State of Maine,

whose mailing address is Box 3555, Cushman Road, Winslow, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said TODD F. HART and CAROL L. HART

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, County of Kennebec, and State of Maine, and further bounded and described as follows, to wit:

Beginning at a point thirty (30') feet east southeasterly from a steel pin on the southerly side of a private road. Said pin marking the northeasterly corner of the westerly lot of a two lot subdivision titled "Preliminary Plan of Subdivision for Gerald Hart and Marie Mae Hart". Said pin also being about eight hundred forty (840') feet westerly from the West River Road in Waterville. Said point also being on the southerly side of the private road.

Thence south fifty-eight degrees thirty-one minutes east (S 58° 31' E) along the southerly side of the aforementioned private road for one hundred ninety (190') feet to a point. Thence south forty-five degrees thirty-one minutes west (S 45° 31' W) along other land of Gerald and Mae Hart for two hundred six and one tenth (206.1') feet to a steel pin marking the southerly corner of the easterly lot of a two lot subdivision previously mentioned. Thence north fifty-eight degrees thirty-one minutes west (N 58° 31' W) along Gerald and Mae Hart's land for one hundred seventy (170.0') feet to a steel pin marking the southwesterly corner of the herein described parcel and the southeasterly corner of the westerly lot of the previously described subdivision. Thence north forty degrees one minute east (N 40° 01' E) along the easterly line of a triangular parcel being retained from the easterly lot of the two lot subdivision, for two hundred two and two tenths (202.2' +/-) feet, more or less, to the point of beginning. Said retained triangular parcel is planned to be conveyed to Garrett and Colette Hart, the present owners of the westerly parcel.

The herein described lot or parcel is a large portion of the easterly lot in the previously mentioned subdivision, and is part of the land conveyed to Gerald J. Hart and Mae M. Hart on April 14, 1980, and recorded in the Kennebec County Registry of Deeds in Book 2286, at Page 12. The herein described lot or parcel contains thirty-five thousand nine hundred ninety square feet, more or less. (35,990 sq. ft. +/-).

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **TODD F. HART and CAROL L. HART**

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do **covenant** with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, We the said **GERALD J. HART and MAE M. HART, husband and wife,**

andx

~~husband/wife~~

joining in this deed as Grantor ~~and relinquishing and conveying all rights by descent and all other rights to the above described premises,~~ have hereunto set our hands and seals this 11th day of the month of June, A.D. 1987.

Signed, Sealed and Delivered
in presence of

Dennis W. Matthews
(for both)

Gerald Hart
GERALD J. HART
Mae M. Hart
MAE M. HART

State of Maine, County of Kennebec **ss.** June 11, 1987.

Then personally appeared the above named **GERALD J. HART**

and acknowledged the foregoing instrument to be his free act and deed.

Before me, *Dennis W. Matthews*
Dennis W. Matthews, Notary Public
Attorney at Law



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